



Oliver James
ESTATE AGENT



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Briar Avenue, Rixton
Offers in Region of **£315,000**



7 Briar Avenue

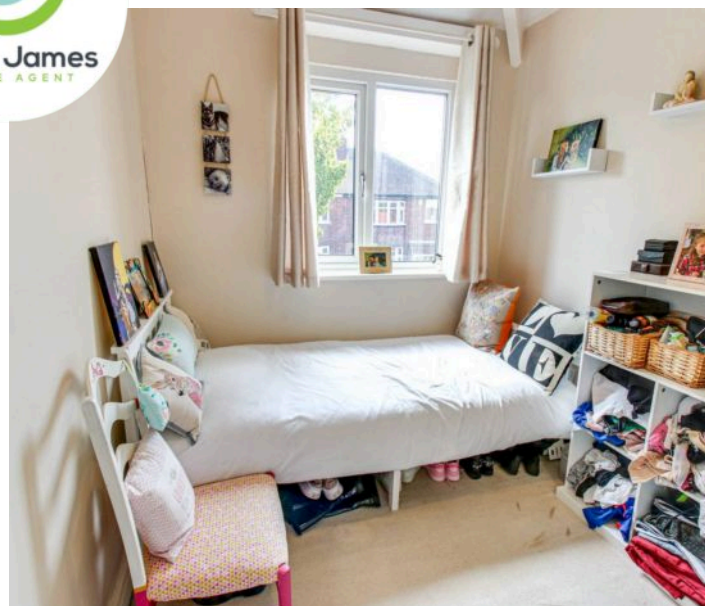
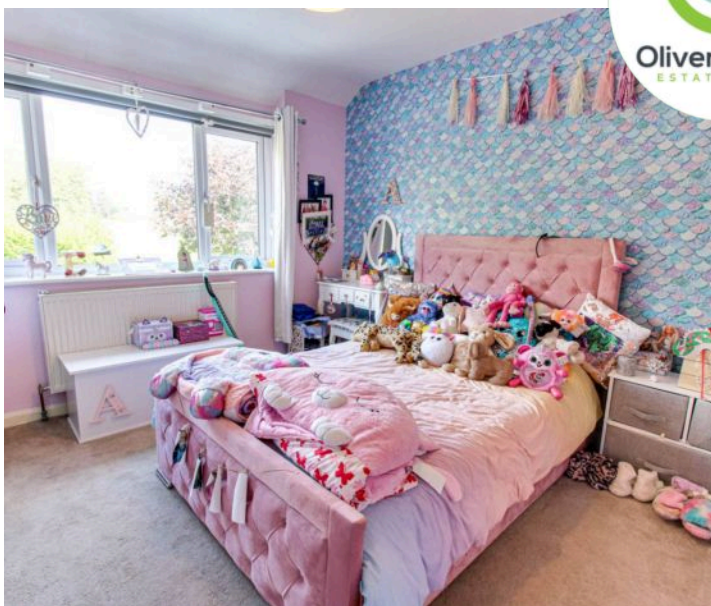
Rixton, Warrington

3 bed semi-detached house in sought-after Hollins Green village. Features side extension, large conservatory, versatile layout with 4 reception rooms. Tranquil open aspect views, perfect size garden with patio and lawn. Cul-de-sac location near amenities and transport links. Council Tax band: C

Tenure: Leasehold

- Three Bedroom Semi Detached
- Side Extension
- Large Conservatory to the rear
- Four Reception Rooms in total
- Utility Room
- Open Aspect Views to the rear.
- Perfect Size Garden
- Cul-De-Sac Location





Hallway

14' 1" x 6' 11" (4.30m x 2.10m)

Laminate flooring, understairs storage and radiator.

Lounge

17' 1" x 10' 10" (5.20m x 3.30m)

Front facing upvc bow window, laminate flooring, coving and radiator. *Measurement into the bay

Playroom

15' 1" x 6' 11" (4.60m x 2.10m)

Front facing upvc window, cupboard housing meter and radiator.

Kitchen One

8' 2" x 7' 10" (2.50m x 2.40m)

Fitted range of units, five ring gas hob, double oven, laminate flooring and understairs cupboard.

Kitchen Diner (Conservatory)

11' 10" x 17' 1" (3.60m x 5.20m)

Rear facing upvc windows and door, Breakfast bar with inset bowl and a half sink unit and laminate flooring. Dining Area measures: 3.6m x 3.1m

Morning Room

10' 2" x 8' 10" (3.10m x 2.70m)

Laminate flooring and radiator.

Utility Room

8' 10" x 3' 7" (2.70m x 1.10m)

Rear facing upvc window, base and wall units, plumbed for washer and wall mounted Worcester Boiler approx 7 years old

Landing

Side facing upvc window and loft access (Boarded with ladder and light)

Bedroom One

14' 5" x 10' 10" (4.40m x 3.30m)

Front facing upvc bow window, fitted wardrobes and radiator. *Measurement into bay window

Bedroom Two

GARDEN

Patio, Lawn and outside water tap.

DRIVEWAY

2 Parking Spaces





Total Area: 121.9 m² ... 1313 ft²

All measurements are approximate and for display purposes only



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All measurements are approximate and for display purposes only



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